

S U M M A R Y

FILE NO.	2243	Thomas Guide Map No.	475
		Date Received:	11/20/06
		Date Distributed:	11/27/06
ENTITY	Ronald Wastewater District	Date Filed:	
ACTION	Resolution for Withdrawal of Territory From Service Area	Expiration 45 Days:	01/04/07
TITLE	Lake Forest Park Area No. 1 Withdrawal	Board Meeting:	12/14/06

Location	The area proposed for withdrawal from the Ronald Wastewater District is entirely within the City Limits of Lake Forest Park. The northern boundary of the site is located at NE 205 th Street. The western boundary is located variously at NE Ballinger Way and 30 th Avenue NE. The southern-most boundary is located at approximately NE 187 th Court. The eastern-most boundary is formed by 45 th Avenue NE.
Land Area	Approximately 322 acres (874 parcels)
Existing Land Use	Residential Uses (849 parcels); Vacant Land (25 parcels)
Population	Estimated at 2359 people
Assessed Valuation	Approximately \$273,000,000
County Comprehensive Plan/County Zoning	Not applicable
City Comprehensive Plan	Residential Uses
City Zoning	Residential – Single-Family – Moderate – High Density
District Comprehensive Plan	Ronald Wastewater District Comprehensive Plan (Lake City Sewer District Service Area - Adopted 2003) identifies Area No. 1 as being owned and served by the City of Lake Forest Park.
District Franchise	Not Applicable.
Urban Growth Area (UGA)	Lake Forest Park Area No. 1 is located within the Urban Growth Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the Lake Forest Park Area No. 1. A Determination of Non-Significance was issued in September 2006.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Bob Ferguson

King County Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Lake Forest Park; Shoreline

Fire Districts: Northshore Fire Department (16)

Water Districts: Shoreline Water District; Lake Forest Park Water District; Northshore Utility District

Sewer Districts: City of Lake Forest Park; Northshore Utility District

School District: Shoreline District No. 412

SUMMARY - File No. 2243

The Ronald Wastewater District proposes to withdraw from its sewer service area approximately 322 acres of land entirely within the City of Lake Forest Park (Area No. 1). Lake Forest Park Area No. 1 is located within the corporate boundaries of the Ronald Wastewater District. Area No. 1 was sold to the City of Lake Forest Park effective January 2003 and, therefore, is no longer within the District's sewer service area.

The Ronald Wastewater District initiated this proposal to withdraw Lake Forest Park Area No. 1 pursuant to RCW 57.28.010 (Withdrawal of Territory) to recognize the fact that the District and Lake Forest Park officials agreed upon and implemented a transfer of service responsibilities from the District to the City of Lake Forest Park in January of 2003.

Ronald Wastewater District Comprehensive Plan (Lake City Sewer District Service Area) - Adopted 2003 identifies Area No. 1 as being owned by the City of Lake Forest Park. Lake Forest Park has been providing sewer services to the area since January of 2003.

Lake Forest Park passed a Resolution (October 2006) concurring with the Ronald Wastewater District action to withdraw Area No. 1. All required public hearings have been conducted in the community. Lake Forest Park Area No. 1 residents have been notified that with completion of the transfer they would no longer be voting members of the District. No citizen objection was voiced to the proposed transfer of territory. Thus, the District has passed a Resolution to Withdraw Territory (November 2006).

The northern boundary of the site is located at NE 205th Street. The western boundary is located variously at NE Ballinger Way and 30th Avenue NE. The southern-most boundary is located at approximately NE 187th Court. The eastern-most boundary is formed by 45th Avenue NE.

Ronald Wastewater District representatives report that the proposed withdrawal of territory is also consistent with the King County Comprehensive Plan. The proposed action is addressed in King County Countywide Planning Policies (e.g., F-102, CO-1, CO-2, CO-12) which establish methods for defining and providing for necessary urban services in a coordinated manner that considers local and regional service needs.

Ronald Wastewater District representatives state that the proposed withdrawal of territory is also supported by the City of Lake Forest Park Comprehensive Plan. The City's Plan addresses objectives and standards for provision of urban services to properties within the City of Lake Forest Park.

The proposed withdrawal of Lake Forest Park – Area No. 1 from the District for transfer to the City will not have any impact on the community's land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning for the Area No. 1. The City will continue to control land uses in keeping with standards for environmental preservation which apply to Area No. 1 based upon the underlying sensitive features (e.g., steep terrain and water bodies). The proposal will not affect current or future services (e.g., fire district services or water district services).

Ronald Wastewater District representatives report that this proposed withdrawal of territory is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the action would be consistent with (Objective 1) Preservation of Natural Neighborhoods and Communities; (Objective 2) Use of Physical Boundaries; and (Objective 3) Creation of Logical Service Areas. Similarly, the action would be consistent with Objective 4 and Objective 7 which call for regular and practical boundaries. More specifically, the City of Lake Forest Park has approved plans, technology, and resources required to provide coordinated, orderly service to properties within Area No. 1.

Ronald Wastewater District representatives report that this withdrawal of territory will result in no changes in expenditures or revenues to the District, Lake Forest Park, King County, or other governmental entity. No changes to consumer expenditures are required or expected in conjunction with this action.

Ronald Wastewater District representatives report that this withdrawal of territory will enable the City of Lake Forest Park to continue to provide services to the community and will enhance the opportunities for property owners to participate in local governance.